

CHAPTER 8: CONSTRUCTION REGULATIONS

A. Resource Management*Minimize Site Disturbance During Construction (LEED)*

Objective: Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.

- Identify limits of building area through creation of building footprint zones and limit site disturbance including earthwork and clearing of vegetation to 10 feet beyond the building footprint zone perimeter, 5 feet beyond primary roadway curbs, walkways and main utility trenches, and 25 feet beyond constructed areas with permeable surfaces that require additional staging areas in order to limit compaction in constructed area.
- Identify all existing trees with a caliper larger than 8" within the building envelope area, and preserve a minimum of 50% of them. Review tree preservation/removal plan with NWQ-DRC prior to construction.
- Builders are advised that the lots and open spaces of the NWQ contain valuable native plants and other natural features, such as topsoils, that must be protected during construction.

B. Temporary Building Structures*Construction Trailers, Portable Field Offices, Etc.*

Any owner or builder who wishes to locate a construction trailer or field office in the Northwest Quadrant must obtain written approval from the NWQ-DRC by submitting a copy of the architect's site plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle. The temporary structure must be removed upon completion of construction.

Sales Trailer

During Construction the owner or developer may locate a sales trailer to market the project. Plans for the size of the trailer, location, access, parking, landscape, architectural detailing, utilities and other details must be submitted in advance and approved by the NWQ-DRC.

C. Temporary Signage*Construction Signage*

All signs at the Northwest Quadrant will conform to a unified standard provided by the NWQ-DRC.

- Only one construction sign will be allowed per building.
- Construction sign will convey the developers/general contractors identification and/or architects name, logo, and telephone number.
- Construction signs will be installed parallel to the street.
- Construction signs must be removed upon completion of construction.

Using the NWQ Design Standards:
All information in Chapter 8:
Construction Regulations, represents a

Standard

minimum requirement for all design and construction

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D. Construction Waste

Debris and Trash Removal

Trash and debris shall frequently be removed from each construction site and not permitted to accumulate. During construction, each construction site and the route to and from the construction site must be kept neat and clean, and be policed to prevent it from becoming a public eyesore. Construction activities in the NWQ shall be conducted in a manner that causes the least damage to adjacent property and the least disturbance to traffic.

- Contractors are responsible for the clean up of all trash and debris on the construction site at the end of each day.
- Temporary concrete ‘wash outs’ must be in approved locations and cleaned by the contractor upon completion of concrete construction.
- Concrete cleanup must be done so as not to affect the Natural Areas of a Lot or allow run-off to flow into Natural Areas and drainage easements.
- Lightweight materials, packaging, and other items must be covered or weighted down to prevent being blown off of the construction site.
- Store fuels, lubricants, and other petrochemicals outside of the 100 year flood plain. Protect against construction equipment leaks or discharges of fuels in to the nearby ecosystem. Contain petrochemical spills including contaminated soils and dispose of properly.
- Contractors are prohibited from dumping, burying, or burning trash anywhere in the Northwest Quadrant.

- During the construction period, unsightly dirt, mud, or debris from activity on each construction site and public trees must be promptly removed and cleaned to maintain proper appearance of site.
- The Builder shall be responsible for maintaining a program that separates all construction waste on site for recycling and re-use. This separation will be in accordance with the waste management plan which will identify licensed haulers. Materials that must be sorted include: cardboard, metals, concrete, asphalt, land clearing debris, beverage containers and clean dimensional wood.
- Glass, plastic, gypsum board and carpet should also be separated and recycled.
- The Master Developer is authorized to temporarily shut down a project for one or more of these trash removal reasons until the issue is resolved.

Sanitary Facilities

- Each Builder shall be responsible for providing adequate sanitary facilities for construction workers.
- Portable toilets or similar temporary toilet facilities shall be located only within the Buildable Area or in area approved by the NWQ-DRC..

E. Parking

Vehicles and Parking Areas

Each contractor is responsible for their subcontractors and suppliers obeying the speed limits and traffic regulations posted within the development. Fines will be imposed against the contractor and/or their contractor’s bond or builder’s bond for repeated violations.

Adhering to the speed limits must be a condition included in the contract between the contractor and their subcontractors/suppliers. Repeat offenders may be denied future access to the Northwest Quadrant.

Construction crews shall not park on or use other lots or open space.

Private and construction vehicles and machinery must be parked only within the site or in areas designated by the NWQ-DRC. All vehicles must be parked to not inhibit traffic.

F. Temporary Fencing

Temporary Construction Fencing

To protect the natural area of a site from damage during construction, a chain link construction fence, at least six feet high shall be installed for subdivision construction and for very low density buildable envelopes to completely enclose the Buildable Area as approved on the final submittal plans. A three feet tall orange plastic netting shall be installed for all other construction sites.

- The fence shall follow the alignment of the Buildable Area line, shall have a single entrance located at the driveway entrance, and shall be maintained intact until the completion of construction.
- The construction trailer, (if any), portable toilet, construction material storage and dumpsters must all be contained within the construction fence.
- In special cases, materials may be stored outside the construction fence when approved in advance by the NWQ-DRC.
- If it is necessary to conduct construction activities outside of a Buildable Area to complete an improvement falling within the envelope, the Owner of Site or the Owner's representative, must submit to the NWQ-DRC a boundary description of the proposed encroachment. If approved, this Transition Area must be returned as closely as possible to its original condition.
- The NWQ-DRC will only permit such construction areas to encroach 8 feet or less outside the Buildable Area, and be permitted only where the proposed improvement within the Buildable Area is located so close to the Buildable Area that construction is unreasonably difficult without the construction activity encroachment.

G. Access

Construction Access

Approved construction access during the time of building or other improvements will be over the approved entrance for the parcel unless the NWQ-DRC approves an alternative access point.

Construction access to any parcel will be limited and must be approved by the NWQ-DRC.

The NWQ-DRC may designate temporary construction entrances to various areas of the Northwest Quadrant. The location, procedures and operation of these entrances will be communicated to each contractor working within the area affected.

Safety is a high priority with construction and resident traffic during construction of the NWQ. Developer's and contractor's employees are to be courteous to residents and neighbors and are required to maintain reasonable and safe access to property, homes, and construction sites at all times. The City is authorized to temporarily shut down a project if a developer or contractor stores building materials, debris, equipment, or vehicles in a road, street, or travel way needed for access to property without provisions for proper traffic control.

Emergency Access

A twenty foot (20 ft.) wide fire lane, with an all-weather surface must be provided with access to within 150 ft. of any building or flammable material storage area during construction.

H. Daily Operation

Working Hours

Daily working hours for each construction site must be from 30 minutes before sunrise to 30 minutes after sunset unless other hours are approved by the NWQ-DRC.

I. Vegetation

Preserve and protect as much existing vegetation as possible.

- Incorporate existing trees when locating structures and powerlines, allowing room for them to grow if they are not at mature size. Trees with a trunk caliper of 8 inches or more must be included in a tree survey, and trees with a 19-inch caliper or more are considered protected.
- Protect trees from damage during construction with clearly visible fencing located below the outermost branches and flags in overhanging branches. (According to surveys conducted by Builder Magazine, trees can increase the value of a home by up to 15%.)
- Wooden slats attached to tree trunks will not provide adequate protection. Much of the damage that occurs to trees during the construction process is due to soil compaction from heavy equipment and materials being driven or stored under trees. Roots which extend out far beyond the trunk are damaged when soil becomes compacted. This will cause trees to go into a gradual decline, and eventually die.
- Filling or cutting in tree root areas will also kill trees. Use tree wells or decks to work around tree trunks, roots and slopes. Avoid trenching in tree root zones; try tunneling instead to locate buried utility lines.
- If areas around trees must be paved, use pervious materials or, at a minimum, leave large holes spaced at regular intervals in the tree's root zone (openings will help give trees needed air and water).

- Never dump paints or solvents near trees. These cause plant death and soil contamination. Dispose of all waste materials properly.
- Trees that must be removed for construction shall be stripped of leaves and branches less than four inches in diameter and then stored in the Northwest Quadrant yard. This material will then be recycled and utilized for benches, small structures, fences, and other landscape improvements. All leaves and branches under four inches in diameter shall be chipped and utilized for landscape mulch.

Preserve and protect topsoil on construction sites.

- Topsoil is a valuable resource which can only be replaced with expensive hauling from other sites, or with many years of the natural process of soil formation.

In areas where topsoil must be stripped:

- Collect and stockpile the topsoil for future use on the site.
- Place erosion control devices such as haybales or erosion control fencing in all areas where construction disturbs the soil. Such devices will help prevent the loss of topsoil during rainfall, when soil can be washed downstream causing site losses and non-point-source pollution.

Stabilize or cover all bare soil areas by the time construction is completed.

- Extreme slopes, hillsides, and stream banks can be stabilized with vegetation, terracing, dry stack limestone, rubble, or rip-rap.
- In landscaped areas, a thick layer of organic mulch should be applied to planting beds.
- Planted slopes can be covered with erosion control fabrics or jute netting before groundcover or other plantings are added. This will help hold soil in place during the plant establishment period. Shredded mulch which tends to form a mat should be used in sloping areas, as it tends to wash out less than other types.

J. Builder's Bond

Before beginning construction, Builders will be required to post a refundable bond in an amount determined by the NWQ-DRC as assurance of their intent to comply with the provisions of these standards.

Pre-Construction Conference

A meeting with the NWQ-DRC prior to any construction activity is required to review procedures and clarify logistics. Builders will be asked to submit a list of subcontractors who will be participating on their project

The the NWQ-DRC will issue a permit to proceed which should be posted at the construction site throughout the building period. This permit does not eliminate the need to obtain a building permit from the City of Santa Fe. Construction may not proceed before the NWQ-DRC and City of Santa Fe building permits are issued and posted.

Commencement of Construction

Once plans have been approved by the NWQ-DRC and the City of Santa Fe, the Owner must begin construction within one year and substantially complete construction one year thereafter.

Non-Waiver

Any approval by the NWQ-DRC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under these Standards, including a waiver by the Board, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the Board may disapprove an items shown in the Construction Document. Submittal even though it may have been evident and could have been, but was not disapproved at the Schematic Design Review

An oversight by the NWQ-DRC of non-compliance at anytime during the review process, construction process or during its final inspection, does not relieve the Owner from compliance with these Standards and all other applicable codes, ordinances and laws.

All applicable OSHA regulation and guidelines must be strictly observed at all times. Indoor air quality and filtering will be monitored at all times.

K. Final Inspection

The builder/developer of any residence or other improvement under construction must give written notice to the NWQ-DRC when the improvements are complete.

Within 15 days of such a notice, the NWQ-DRC will inspect the residence and/or improvements. If improvements were not done in compliance with the final plan submittal and these guidelines, the builder/developer will be notified in writing specifying the detail of noncompliance, and the NWQ-DRC will require the builder/developer to remedy the situation.

If within 30 days of the NWQ-DRC notification, the owner/developer has not remedied the items of non compliance, the NWQ-DRC may take such action to remedy this noncompliance as is provided for in these guidelines or the covenants, conditions, and restrictions including injunctive relief or the imposition of a fine.

L. Excavation Materials

Excess excavation materials must be managed within construction sites on the Northwest Quadrant. If excavation materials cannot be balanced within construction areas, materials can be hauled away from the NWQ, or placed on a specific site within the NWQ with a written agreement from the DRC.

Blasting

If any blasting is to occur, the NWQ-DRC must be informed far enough in advance to make sure that the applicant has obtained expert consultants to do the blasting. These consultants must so advise the NWQ-DRC in writing.

- No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the NWQ-DRC based upon such advice from a qualified consultant.
- Applicable government regulations concerning blasting must be followed.
- The NWQ-DRC’s only responsibility is to require evidence of such consultant’s expertise, and shall have no liability for the blasting.

Restoration or Repair of Other Property Damages

Damage and scarring to any property, open space or other Lot, including, but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation and/ or other improvements, resulting from construction operations, will not be permitted.

If any such damage occurs, it must be repaired and/or restored promptly and any expenses are those of the Builder, and in the event of default by the Builder in meeting these obligations, the Property Owner who has retained the Builder shall be responsible.

Dust and Noise Control

The Northwest Quadrant must be protected as much as possible from dust or noise arising from construction activities.

- Contractor shall maintain a program of dust and erosion control at all time during construction and until cut and fill areas are stabilized and planted areas established.
- The Builder shall be responsible for controlling dust and noise, including, without limitation, music from the construction site in accordance with directions from the NWQ-DRC.

M. Preservation of Archeological Sites

A detailed archaeological survey was conducted for the Northwest Quadrant. Known archaeological sites occur on some of the building sites, and the possibility exists for buried artifacts or sites to be encountered during the construction process. In this event, construction should stop and the finds reported immediately to the State Historic Preservation Office and the Master Developer.

Property owners or their contractors should not under take activities that directly or indirectly jeopardize the physical integrity of archaeological sites or materials found during construction until such time those remains are assessed for significance and a determination is made by the Historic Preservation Division.

Property owners within the Northwest Quadrant shall not

- Construct, alter, or excavate the archaeological materials;
- Remove artifacts, structures or other items associated with the newly recognized archaeological sites;
- Modify archaeological sites through landscaping or any other ground disturbance.

N. Miscellaneous and General Practices During Construction

All Owners will be responsible for the conduct and behavior of their agents, representative, builders, contractors, and subcontractors while on the premises of the Northwest Quadrant. The following practices are prohibited:

- Changing oil on any vehicle or equipment on the site itself or at any other location within Northwest Quadrant other than at a location, if any, designated for that purpose by the NWQ-DRC.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the location specifically designated, if any, for that purpose by the Board.
- Removing any rocks, plant material, topsoil, or similar items from any property of others within Northwest Quadrant, including other construction sites.
- Carrying any type of firearms within Northwest Quadrant.
- Using disposal methods or equipment other than those approved by the NWQ-DRC.
- Disposing carelessly of cigarettes and other flammable material. At least one 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Carelessly treating or removing protected trees not previously approved for removal by the NWQ-DRC.
- Bringing pets, particularly dogs, into the Northwest Quadrant by construction personnel. In the event hereof, the NWQ-DRC, or Developer shall have the right to contact authorities to impound the pets, refuse to permit the Builder or subcontractor involved to continue work on the project, or to take such other action as may be permitted by law, these Design Standards.
- Catering trucks will not be permitted to use their horns; their schedules are routine enough for workers to be aware of break times. Also, trash generated by the purchase of items from these trucks and from construction practices should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to the property.

